



MEETING

The regular meeting of the Hayward Planning Commission was called to order at 7:30 p.m. by Chairperson Fish, followed by the Pledge of Allegiance.

ROLL CALL

Present: COMMISSIONERS Bennett, Bogue, Caveglia, Halliday, Williams, Zermeño
CHAIRPERSON Fish
Absent: COMMISSIONER None

Staff Members Present: Anderly, Frascinella, Looney, McClellan, Nakatsu,
Patenaude, Woodbury

General Public Present: Approximately 17

PUBLIC COMMENT – None made

AGENDA

1. **Zone Change 99-190-01 – Society of Saint Vincent de Paul (Applicant/Owner):** Request to change zoning from Central City-Commercial Subdistrict/Cottage Special Design Overlay District (CC-C/SD-3) to Planned Development District/Cottage Special Design Overlay District (PD/SD-3) to construct ten residential cottages and extend Grace Court (private street) to Melvin Court. *Property is generally located on Grace Court between Grace Street and Smalley Avenue and at 22331 Mission Boulevard.*
2. **Site Plan Review Application 99-130-15, ASP Alameda, LLP Applicant/ Owner) –** Request to develop a 6-story, approximately 185,000 sq.ft., office building to house the Alameda County Social Services Agency's staff and functions. *The project is located at the northeast corner of West Winton Avenue and Amador Street.*

PUBLIC HEARINGS

1. **Zone Change 99-190-01 – Society of Saint Vincent de Paul (Applicant/Owner):** Request to change zoning from Central City-Commercial Subdistrict/Cottage Special Design Overlay District (CC-C/SD-3) to Planned Development District/Cottage Special Design Overlay District (PD/SD-3) to construct ten residential cottages and extend Grace Court (private street) to Melvin Court. *Property is generally located on Grace Court between Grace Street and Smalley Avenue and at 22331 Mission Boulevard.*

Senior Planner McClellan presented the staff report, and described the project as construction of ten residential cottages. There are presently three cottages on the property. The North Hayward Neighborhood Plan reflects the neighborhood's preference for single family cottage development in the area and on the site. Staff recommended approval to Council of the Negative Declaration and Zone change. He showed slides of the site with the proposed units, and answered questions from Commissioners. The cottage proposal meets most of the Cottage Special Design District

requirements, with a few exceptions.

Commissioners expressed concern that there were few children's play areas included in the proposal.

Commissioner Zermeño suggested that one of the cottages be considered for a children's day care center.

The public hearing opened at 7:56 p.m.

Don Garrett, St. Vincent de Paul Society, Pleasanton, responded to Commissioner's questions regarding the proposed management of the site as well as how services would be delivered to residents to maintain the transitional aspect of the housing. He explained that the Society is talking with both Eden Housing and Prudential to discover what sort of programs they may have available to provide support for the residents. He indicated that the new cottages would be tailored for the CalWorks program participants. As far as management, he indicated that present occupants are being informed of the new rules and regulations. He said that the Society did not think of providing Child Care since CalWorks includes that in their program.

Celeste Perry, 26876 Pelham Place, brought a number of photographs showing the lack of maintenance on the site and the area. She indicated that, if approved, Pierce Street should be closed rather than opened up. She said the neighborhood is saturated with transitional housing and social service programs like this, and suggested that the project be cut down to half the proposed size. She agreed that there is a real need for this type of housing but felt the project was too ambitious for the size of this street. She added further complaints about the auto body shop on Mission Boulevard still causing unsafe conditions on the street.

Bonnie Porter, 690 Grace Street, spoke briefly about the need for a helping hand for people in this position. She added that she liked the look of the project as well.

Darlene Evans, 361 Bristow Boulevard, San Leandro, suggested that there was not enough information on how the project will be managed.

Paula Frankher, 22414 Montgomery Street, said she was totally opposed to the project. She indicated that the neighborhood could not afford to support any more programs.

The public hearing was closed at 8:23 p.m.

Commissioner Caveglia **moved**, seconded by Commissioner Halliday, to recommend that the City Council approve the zone change application and negative declaration. He added further comments that this program is a very positive thing for the community.

Commissioner Williams noted that the residents in this area have consistently asked the City for relief from inundating their area with programs. He added that, with the number of units suggested, the plan does not lend itself to the possibility of neighborhood discord or give enough individual space to occupants. He indicated that there was not enough information provided to make an adequate decision.

Commissioner Halliday pointed out that she would support the motion because there is a need for this type of housing in the neighborhood. She added that this housing should not cause the type of problems in the neighborhood experienced in the past. She expressed reservations about the



lack of a children's play area. She suggested that other organizations in the City could advise the Society on helping their residents.

Commissioner Bennett asked whether the Commission could include conditions regarding the programs connected to the proposal.

Assistant City Attorney Nakatsu responded that the Conditions needed to be tied to the land use impacts of the proposed project. She suggested asking either the staff or the applicant might come back with a report on the success of the program.

Commissioner Bennett stated that, as much as she would like to approve the proposal, her perception is that the program sponsors could possibly do more harm than good from lack of experience. She also suggested that the garages configured with cottages five and six might be better planned or possibly eliminated so that a tract map overlay might be more reasonable.

Commissioner Zermefio offered a friendly amendment asking for one of the cottages to be used as a child care center. Commissioner Caveglia declined to accept the amendment since he did not feel the Commission was to be building programs for the organizations. He also indicated that the priority on this site should be housing.

Commissioner Bogue said the map that would come back, would have to be a condo map, but he could not envision group open space or a tot lot. As a result, based on not having those requirements, he said he could not approve this site plan.

Commissioner Bennett asked staff whether why this particular project has no requirements to deal with children.

Senior Planner McClellan responded that there is 15 feet or more of rear yards behind the units that could be fenced off privately to each unit for a small play area. He added that the City is not requiring that every approved residential project to have a play area.

Chairperson Fish said he would be supporting the project. He indicated that it was obvious that the layout was studied at some length. He added that the design of the buildings is a complement to the architect. He agreed with Commissioner Caveglia that the provision is for housing and not programs. He also indicated that this would be new housing in the area.

The motion **failed** by the following vote:

AYES:	COMMISSIONERS Caveglia, Halliday CHAIRPERSON Fish
NOES:	COMMISSIONERS Bennett, Bogue, Williams, Zermefio
ABSENT:	None
ABSTAIN:	None

Commissioner Zermeño then proposed a motion approval of the project with a total of nine cottages and more space provided for children.

The motion died for lack of a second.

Planning Manager Anderly clarified that since this was a recommendation to the City Council. Unless appealed to the City Council within ten days, this action was final.

- 2. Site Plan Review Application 99-130-15, ASP Alameda, LLP Applicant/ Owner) –** Request to develop a 6-story, approximately 185,000 sq.ft., office building to house the Alameda County Social Services Agency's staff and functions. *The project is located at the northeast corner of West Winton Avenue and Amador Street.*

Associate Planner Patenaude described the project as being on the old Daily Review building site. He suggested that the new structure would form a part of the Alameda County campus in the area. He said that 90 percent of the clients are assumed to be already clients of the existing programs currently in the area. He then delineated the parking situation as well as the traffic amenities that would be implemented. He showed the drawings of the building and described in detail plans for the structure.

Principal Planner/Landscape Architect Woodbury, in turn, detailed the arrangements for parking at the structure. She said staff had determined that all 744 parking spaces should be implemented. However, further evaluation of the parking situation might be determined after two years.

In response to a question from Commissioner Halliday as to the parking fee for the area, she indicated that it would continue. Presently clients are issued vouchers for parking and employees pay a \$30 monthly fee. Commissioner Halliday also asked whether a study had been performed as to the transit use, both in the area and with clients particularly. She was told none had been done in conjunction with this project.

Commissioner Zermeño said he liked the friendliness with public transportation and would propose more bike slots for the project.

Principal Planner/Landscape Architect Woodbury indicated that the developer had already proposed more bike racks near the building.

Commissioner Williams said that, in previous meetings in the neighborhood, the neighbors are already concerned about staff parking in front of their homes in order to save the parking fees in the garage. He wondered if this project is going to relieve the area.

Principal Planner/Landscape Architect Woodbury said that involves speculation. Many of the street parkers walk to nearby businesses.

Commissioner Williams said that if parking is not within the reach of people, they will park where they can for free.

The public hearing opened at 9:07 p.m.

**REGULAR MEETING OF THE PLANNING
COMMISSION, CITY OF HAYWARD, Council
Chambers****Thursday, February 10, 2000, 7:30 p.m.
777 "B" Street, Hayward, CA 94541**

Paul Pletcher, Alex S. Palmer, Co., project coordinator, said that 80 percent of the subcontractors for the project are from Alameda County. He said the market place will dictate that more Alameda County firms will be used. He thanked staff for the level of cooperation they had been afforded in developing the project. In response to Commissioner Halliday's question regarding the public transportation, he indicated two bus bays would be built on the street in front of the building, with BART a short walk away. He then described various other high visibility public sector projects in which they had been involved. He expressed confidence that the actual diversity on the site will show that the required number of spaces for the lot will be too many. He indicated that if there is a need for parking for two-wheel vehicles, they will provide them. He added that they are interested in seeing a quality project and are proud to be on board.

Darlene Evans, 361 Bristow Boulevard, San Leandro, said she is a former Social Services client and stressed the importance of access to both the area and the building.

Matt Elawady, County of Alameda, Department of General Services, indicated that most of the clientele is already visiting the existing sites in the area. He said 85 percent come from the surrounding area.

Howard McNenny, Caplan, McLaughlin and Diaz, architect for the project, said the Conditions proposed by the Fire Department will be clarified and finalized during a meeting later this month. He added that many of the proposed improvements will be over and above what is actually required.

In response to Commissioner Halliday's concern that the building had been accelerated too much, Mr. Elawady stated that the contract calls for delivery of the building within 400 days.

Principal Planner/Landscape Architect Woodbury added that staff has been working with the appellant since last August, and the applicant only recently was able to provide all the documents necessary to move the project forward.

Commissioner Bennett asked about the current buildings and what plans there might be for those. She was told that they were leased buildings.

The public hearing closed at 9:35 p.m.

Commissioner Bennett asked staff whether a study of traffic on 880 was included in the traffic report for the project. Senior Transportation Planner Frascinella responded that it was not part of the study area since it was deemed too far away.

Commissioner Bogue said he found it disturbing when the people who are presenting the project don't know anything about the clientele or the work hours, etc. The neighbors are going to be impacted since they already are in that area. He said they must require all of the parking spaces to be included in the project and when it is reviewed, he warned that a good history must be taken to find out if public transportation is being used.

Commissioner Williams **moved**, seconded by Commissioner Zermeño, to recommend the

application to the City Council for approval and to include the additional conditions brought to the meeting.

Commissioner Bennett said she would support the motion but wanted staff to look more closely at the sidewalk and setbacks on Amador for pedestrian and safety concerns.

Commissioner Halliday said she would oppose the measure since the building feels too massive for the site. She was disappointed that more people from the neighborhood were not on hand and would like to have more input from the neighborhood. She does not believe the mitigations will mitigate the impact of the project particularly.

Chairperson Fish said he was disappointed in the severity of the size and structure and would not support the motion.

The motion **carried** by the following vote:

AYES:	COMMISSIONERS Bennett, Bogue, Williams, Zermeño CHAIRPERSON Fish
NOES:	COMMISSIONERS Halliday CHAIRPERSON Fish
ABSENT:	None
ABSTAIN:	None

ADDITIONAL MATTERS

3. Oral Report on Planning and Zoning Matters

Planning Manager Anderly announced that the annual tour of the City will be set for the Spring, Commissioners' Announcements, Referrals

4. Commissioners' Announcements, Referrals

In response to Commissioner Zermeño's question regarding the use permit of the vehicle business near Smalley, Planning Manager Anderly indicated that they had cleaned up their business in time for the ultimatum set by the Commission. As a result, their use permit has continued.

Commissioner Bennett referred to her previous question regarding FEMA and the South of 92 project. She was told that the new FEMA maps will not affect this project because the project took into consideration those new maps which were formulated at that time.

Commissioner Williams noted the administrative approval for the Olson project and was wondering what the time line on this will be. He was told there will be an update in the near future.

Commissioner Halliday announced that she would not be available for the next meeting

MINUTES



**REGULAR MEETING OF THE PLANNING
COMMISSION, CITY OF HAYWARD, Council
Chambers**

**Thursday, February 10, 2000, 7:30 p.m.
777 "B" Street, Hayward, CA 94541**

on February 24.

MINUTES

- January 13, 2000 - Approved

ADJOURNMENT

The meeting was adjourned by Chairperson Fish at 9:48 p.m.

APPROVED:

Barbara Halliday, Secretary
Planning Commission

ATTEST:

Edith Looney
Commission Secretary